

**SPECIAL MEETING**  
**AGENDA**

Wednesday, June 22, 2005     7:15 P.M.  
Meeting Room 213  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**EXECUTIVE SESSION**

To discuss pending litigation with Planning and Zoning Director Jeremy Ginsberg.

**REGULAR MEETING**  
**AGENDA**

Wednesday, June 22, 2005     7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**PUBLIC HEARINGS**

**CALENDAR NO. 44-2005**

The application of Jason & Dina Fay filed on May 18, 2005 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a one-half story addition to the existing detached garage and a one story connecting addition between the garage and the residence. Section 406: 5.0 in lieu of 10.0 feet minimum required side yard setback. The property is situated on the east side of Robin Hood Lane at the northeast corner formed by the intersection of Robin Hood Lane and Sedgwick Avenue and is shown on Assessor's Map #17 as Lot #82, being 1 Robin Hood Lane and located in an R-1/3 (residential) Zone.

**CALENDAR NO. 45-2005**

The application of John R. Mastera, Architect on behalf of Charles Molony filed on May 18, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of second story, deck, and dormer additions. Section 406: 4.8 in lieu of 15.0 feet minimum required side yard setback relative to the north property line, and 12.0 in lieu of 20.2 feet minimum required side yard setback relative to the south property line for the second story addition; 10.0 in lieu of 20.2 feet minimum required side yard setback relative to the south property line

for the deck; 10.1 in lieu of 15.0 feet minimum required side yard setback relative to the north property line, and 15.3 in lieu of 20.2 feet minimum required side yard setback relative to the south property line for the dormers; and 14.8 in lieu of 25.0 feet minimum required total of two side yards setback for the new construction. The property is situated on the west side of Fitch Avenue approximately 50 feet north of the intersection of Fitch Avenue and Archer Lane and is shown on Assessor's Map #42 as Lot #117, being 25 Fitch Avenue and located in an R-1/3 (residential) Zone.

#### **CALENDAR NO. 46-2005**

The application of Donna & Mark Lindsay filed on May 18, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of second story and covered front porch additions. Section 406: 4.3 in lieu of 18.7 feet minimum required side yard setback relative to the north property line for the second story addition; 35.9 in lieu of 40.0 feet minimum required front yard setback for the covered porch; and 15.6 in lieu of 30.0 feet minimum required total of two side yards setback for the new construction. The property is situated on the northeast side of Hillcrest Avenue approximately 320 feet southeast of the intersection of Christie Hill Road and Hillcrest Avenue and is shown on Assessor's Map #27 as Lot #42, being 11 Hillcrest Avenue and located in an R-1/2 (residential) Zone.

#### **CALENDAR NO. 47-2005**

The application of E. Ronald Gushue on behalf of Kevin Caliendo & Kirsten Gard filed on May 18, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of one story covered porch, two story, and second story additions. Section 406: 25.5 in lieu of 30.0 feet minimum required front yard setback, and 43.8 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Gardiner Street for the covered porch; 29.5 in lieu of 30.0 feet minimum required front yard setback, and 47.8 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Gardiner Street for the two story addition; 50.8 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Gardiner Street for the second story addition; 10.3 in lieu of 14.1 feet minimum required side yard setback relative to the north property line for the second story addition; and

21.2 in lieu of 25.0 feet minimum required total of two side yards setback for the new construction. The property is situated on the east side of Gardiner Street approximately 5 feet north of the intersection of Gardiner Street and Concord Lane and is shown on Assessor's Map #45 as Lot #139, being 8 Gardiner Street and located in an R-1/3 (residential) Zone.

#### **CALENDAR NO. 48-2005**

The application of Bohdan Kurylko filed on May 20, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow previously constructed second story deck and one story additions to remain. Section 406: 33.9 in lieu of the ZBA approved 34.6, in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Beach Drive for the one story covered front porch; 17.0 in lieu of the ZBA approved 18.0, in lieu of 25.0 feet minimum required rear yard setback for the second floor deck; and 21.0 in lieu of the ZBA approved 22.0, in lieu of 25.0 feet minimum required rear yard setback for the one story garage addition. The property is situated on the east side of Beach Drive approximately 400 feet south of the intersection of Beach Drive and Outlook Drive and is shown on Tax Assessor's Map #52 as Lot #101, being 35 Beach Drive and located in an R-1/2 (residential) Zone.

#### **GENERAL MEETING**

**This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their legal responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.**

1. Discussion, deliberation and possible decisions for Public Hearing request items listed above.
2. Election of Officers (to be determined by the regular ZBA members). The current term expires on June 30, 2005.

Agenda - ZBA

June 22, 2005

Page 4

3. Approval of 2006 Meeting Schedule.
4. General discussion of Application Materials.
5. Any other business (requires 2/3 vote of members present and voting).

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